

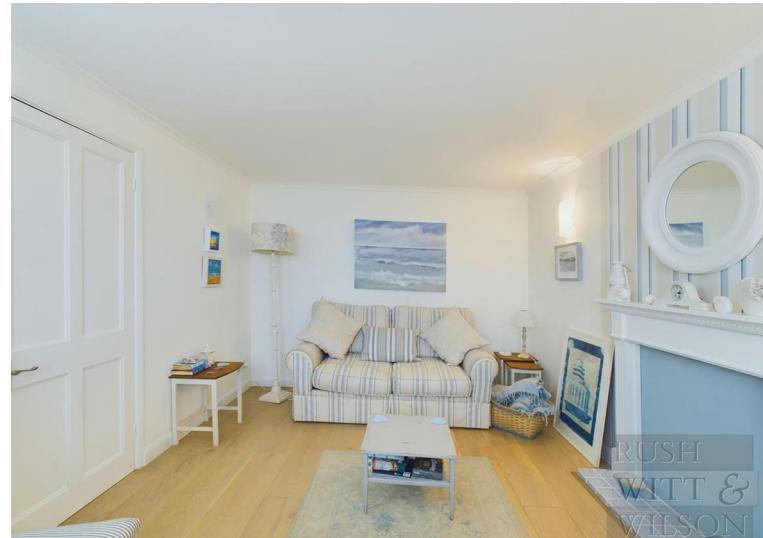
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10 Mount Pleasant, St. Leonards-On-Sea, TN38 0DU
Offers In Excess Of £270,000

Nestled in the charming area of Mount Pleasant, St. Leonards-On-Sea, this delightful mid-terrace coastal cottage is a true gem. The property boasts two inviting bedrooms and a well-appointed bathroom, making it an ideal retreat for individuals or small families. As you step inside, you will be greeted by a warm and welcoming atmosphere, enhanced by central heating and double glazing, ensuring comfort throughout the year. The reception room is perfect for relaxation or entertaining guests, while the stunning sea views from the property will undoubtedly captivate you, providing a picturesque backdrop to your daily life. Situated in a quaint Twitten location, this home offers a peaceful sanctuary away from the hustle and bustle, yet remains conveniently close to the vibrant heart of St. Leonards-On-Sea. Here, you will find an array of amenities, including delightful shops, charming cafes, and the beautiful beach, all within easy reach. Whether you prefer a leisurely stroll along the promenade or a day spent soaking up the sun, this location caters to all your seaside desires. This lovely coastal retreat perfectly combines the charm of seaside living with modern comforts, making it an excellent opportunity for those seeking a lock-up-and-leave home. Do not miss your chance to make this dreamy cottage your new abode. Contact us today to arrange a viewing and experience the beauty of this property for yourself.





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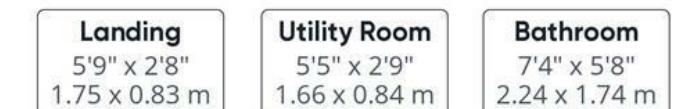


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Floor 0



Floor 1

Approximate total area⁽¹⁾

531.95 ft²
49.42 m²

Reduced headroom

5.28 ft²
0.49 m²

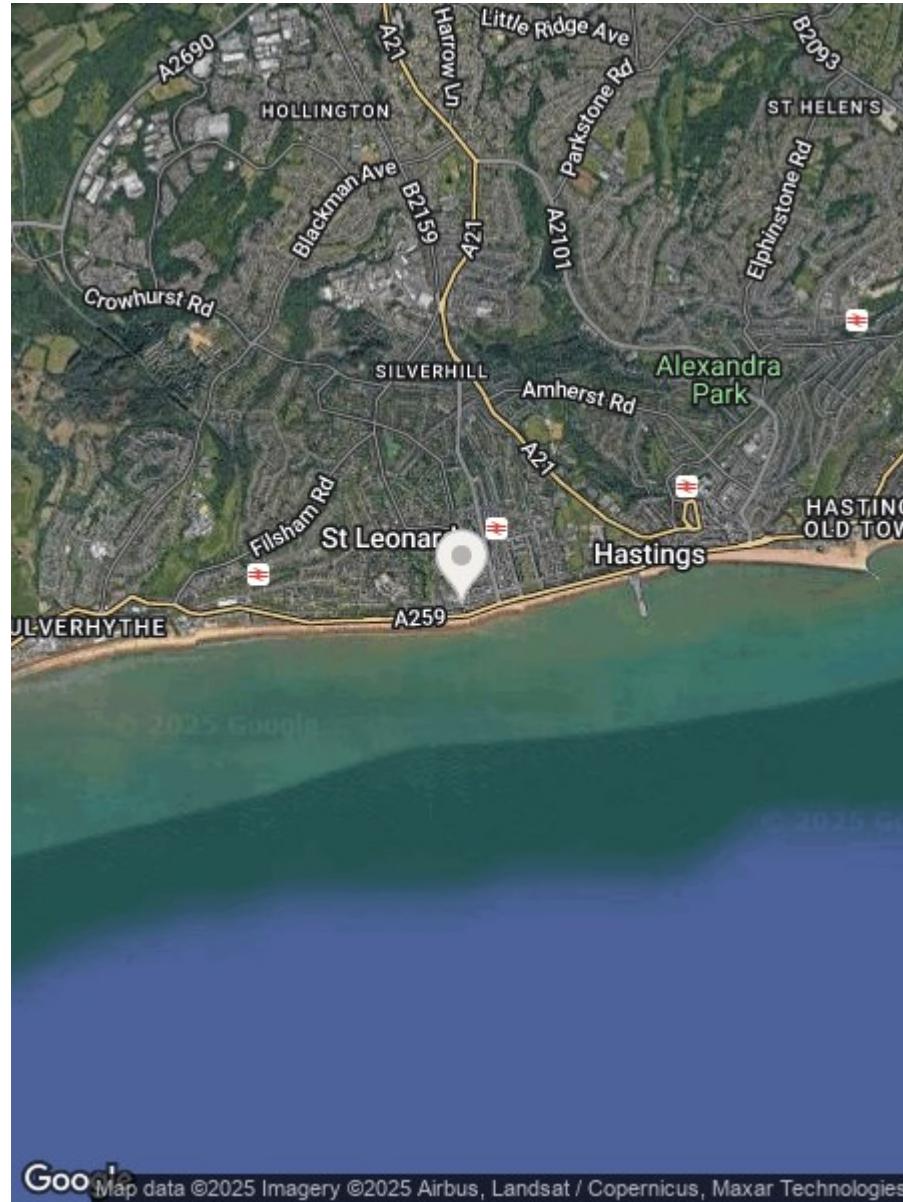
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		91
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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